

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

REORGANIZATION MEETING

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON	X	
(DV) Alt.(a) Denise VELA	X	

Also Present:

(JK) Jennifer Knarich, Board Attorney, Price Meese Shulman & D'Arminio
(AK) Anthony Kurus, Board Engineer, Neglia Engineering
(RP) Richard Preiss, Board Planner, Phillips Preiss Grygiel Hughes
(CL) Carolyn Lee, Land Use Secretary

ADMINISTRTRATION OF OATHS OF OFFICE

The following members took the oath of office and were sworn in:

John Capazzi
Peter Ardito
Denise D. Vela, Alternate (a)
Steven Beubis, Alternate (b)

ROLL CALL – Board Members 2020

Roll Call	PRESENT	ABSENT
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON	X	
(DV) Alt. (a) Denise VELA	X	
(SB) Alt. (b) Steve BEUBIS	X	

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

BOARD NOMINATIONS

Mr. Capazzi was nominated for Chairperson.

Vote to approve nomination for Mr. Capazzi as Chairperson.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
John CAPAZZI						
Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

Mr. Ardito was nominated for Vice-Chairperson.

Vote to approve nomination for Mr. Ardito as Vice-Chairperson.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
John CAPAZZI			X			
Peter ARDITO						
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO		X	X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

Mr. Waldron was nominated for Secretary.

Vote to approve nomination for Mr. Waldron as Secretary.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
John CAPAZZI			X			
Peter ARDITO	X		X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN		X	X			
Member Robert WALDRON						
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

ADMINISTRATION OF APPOINTMENTS (consent resolution approval)

Board Attorney – Gail L. Price - Price, Meese, Shulman & D'Arminio

Board Engineer – Michael J. Neglia - Neglia Engineering

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

Board Planner – Richard Preiss - Phillips Preiss Grygiel

Recording Secretary – Carolyn Lee

Vote to consent resolution of administrative appointments.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

DESIGNATE OFFICIAL NEWSPAPERS (consent resolution approval)

Mayor and Council Resolutions on January 4, 2020

THE RECORD, NORTHERN VALLEY PRESS, NORTH JERSEY SUBURBANITE are designated to receive all notices of meetings required under the Open Public Meetings Act.

Vote to consent resolution approval of official newspapers.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON		X	X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

ADOPTION OF ANNUAL MEETING SCHEDULE

Mayor and Council Resolutions on January 4, 2020

Planning Board Meetings are held the second Tuesday of the month at the Municipal Center at 8pm.

Jan 14 Feb 11 Mar 10 Apr 14

May 12 Jun 9 Jul 14 Aug 11

Sep 8 *Oct TBA Nov 10 Dec 8

Vote to adopt annual meeting schedule as listed on the agenda.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

Vote to close the reorganization meeting.

Motion: RM Second: JB

In favor, all said “aye”. None opposed.

REGULAR MEETING

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON	X	
(DV) Alt. (a) Denise VELA	X	
(SB) Alt. (b) Steve BEUBIS	X	

MINUTES FOR APPROVAL

November 12, 2019 meeting minutes. There was no discussion.

Vote to approve November 12, 2019 minutes.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO	X		X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO		X	X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

Alt. (b) Steven BEUBIS					X	
------------------------	--	--	--	--	---	--

INVOICES FOR APPROVAL

General (September 2019)	Price, Meese, Shulman & D'Arminio	\$ 715.58
Sykes Family Trust / 41 Peat Street (Escrow – Sept. 2019)	Price, Meese, Shulman & D'Arminio	\$ 1,775.40
Bergen County United Way/ Madeline Housing (Escrow – Sept. 2019)	Price, Meese, Shulman & D'Arminio	\$ 1,015.10
Sykes Family Trust / 41 Peat Street (Escrow – Oct. 2019)	Price, Meese, Shulman & D'Arminio	\$ 975.00
General (October 2019)	Price, Meese, Shulman & D'Arminio	\$ 300.00
COAH (October 2019)	Price, Meese, Shulman & D'Arminio	\$ 240.00
100 & 106 Schraalenburgh Rd (Escrow - Sept. 1-28, 2019)	Neglia Engineering	\$ 510.00
41 Peat Minor Subdivision (Escrow - Sept. 1-28, 2019)	Neglia Engineering	\$ 175.00
Professional Engineering Services (Oct. 2019)	Neglia Engineering	\$ 1,100.00
Professional Engineering Services (Nov. 2019)	Neglia Engineering	\$ 1,100.00
Sykes Family Trust / 41 Peat Street (Escrow – Sept. 2019)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 330.00
Sykes Family Trust / 41 Peat Street (Escrow – Nov. 2019)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 165.00
COAH (Nov. 2019)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 198.00
TOTAL		\$ 8,599.08

There was no discussion.

Vote to approve invoices as indicated on the agenda.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON			X			
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

OLD BUSINESS

The board did not have any old business.

NEW BUSINESS

There was no new business on the agenda.

MEETING OPEN TO THE PUBLIC

Open the meeting to the public.

Motion: RM Second: PA

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

In favor, all said “aye”. None opposed.

1. 20 Pascack Avenue – Questions

Mr. Joel Potter, 356 Jackson Avenue, New Windsor, NY, and the rest of the family own the 20 Pascack Avenue property. He is seeking guidance. They are trying to sell the property. Mr. Potter mentioned that Blue Hill broke their contract and blamed it on the town because the Board was uncooperative after the preliminary approval of the major subdivision and mandated expensive requirements. At this time there is a new interested builder. Mr. Potter has questions to avoid surprises for the new builder. There is no contract at this time. The new builder is proposing 2 new homes on Pascack Avenue. There would not be 4 new homes and Mr. Potter was hoping this this would negate some of the mandates. He believes they would not require a Home Owners Association (HOA). The back lot will remain forested, which negate the worry with trees, flowers and shrubs. Adding one additional house would be required to hook up to the sewer system and would negate increasing the pipe to connect to the 3 extra homes and run up to Bogerts Mill Road and repave Pascack Avenue curb to curb. JC indicated that this would require a new application and would have to come in front of the Board. Based on the engineer putting the documents together, the Board can make a decision. This sounds like a simpler process. It would be a minor subdivision. AK noted that one of the issues the previous developer had was putting in a cul-de-sac road, the town and state’s requirement to put in drainage for the additional impervious coverage. The drainage was put on the other plan. The developer was concerned with the cost and future maintenance for a filter, water quality device, underground water detention basin and storm water outflow pipe that needed to be upsized to the county’s drainage system. If the project changes and there isn’t a new road going in and reduction in impervious coverage, it would be less drainage that would be required. It would be substantial cost savings from the construction standpoint.

Mr. Potter asked if there would be a variance needed? JK said that the builder should file an application for a minor subdivision.

JK added that she is not sure about HOA issue.

Megan Dippolito, 207 Harriot Avenue, Harrington Park, Keller Williams. Ms. Dippolito clarified that the builder’s agent spoke to JK. Ms. Dippolito mentioned that they were surprised about a potential HOA for 4 homes. An HOA was not in the resolution. Having an HOA and maintenance of the drainage would be difficult to sell a house. The new builder wanted to know whether the town would be receptive to have 2 homes on Pascack instead of 4. JC said that it depends on the application, but seems like 2 homes on that lot should be no problem.

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

RP noted that there was one variance associated with the application for frontage. With 2 houses, there may not have a variance. This would be a minor subdivision. The drainage would be the homes with the driveways and no underground detention systems. There is a tree replacement ordinance, but it would depend on where the house is located and is not a major situation.

JK noted in the previous application there were a significant number of trees to be removed. With only 2 houses, there would be less tree disturbance. RP noted that there was expense with tree removal, road and drainage system. As soon as the roadway comes out, it makes the application simpler. He did not see any requirements for an HOA for 2 houses.

RM recalled that the HOA would pool money to maintain the filters.

PH wanted clarification that the current dwelling would be demolished and there would be 2 new home constructions. Mr. Potter assumes that the builder will demolish and build 2 new homes that would blend with the fabric of Harrington Park.

JC asked if there were any questions from the Public. There was none.

To close meeting was to public.

Motion: PH Second: PA

In favor, all said “aye”.

PH thanked the Board and the Professionals in advance for their service this year. They have played a significant part in the progress made in the last couple of year especially with the work on Old Hook. He appreciates the time and effort that they have put in and support that they have given the projects so there wouldn't be any problems in the foreseeable future.

EXECUTIVE SESSION – Closed Session

To open the executive session.

Motion: RM Second: PA

In favor, all said “aye”.

To close executive session.

Motion: PA Second: AN

In favor, all said “aye”. None opposed.

OTHER BUSINESS

PA mentioned that the Environmental Commission will have a town resident giving a lecture about the birds in Harrington Park. It will be a slide show with pictures and audio calls of eagles

Harrington Park
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
Tuesday, January 14, 2020 @ 8:00PM

and summer birds. Everyone is invited. Wednesday, March 11, 2020, 7pm at the Library 2nd floor.

JK said that the symposium for board member certification tentative date is March 28, 2020. She will confirm the date when it is finalized. It would be at Bergen Community College. It is good information that is informative and topical. It is a Saturday between 8:30-12:30 and there would be a test. They try to get some of the judges to speak.

ADJOURN

Motion: PA Second: RM
In favor, all said "aye". None opposed.
Meeting adjourned at 8:48PM.

NEXT SCHEDULED PLANNING BOARD
REGULAR MEETING
Tuesday, February 11, 2020 at 8pm